



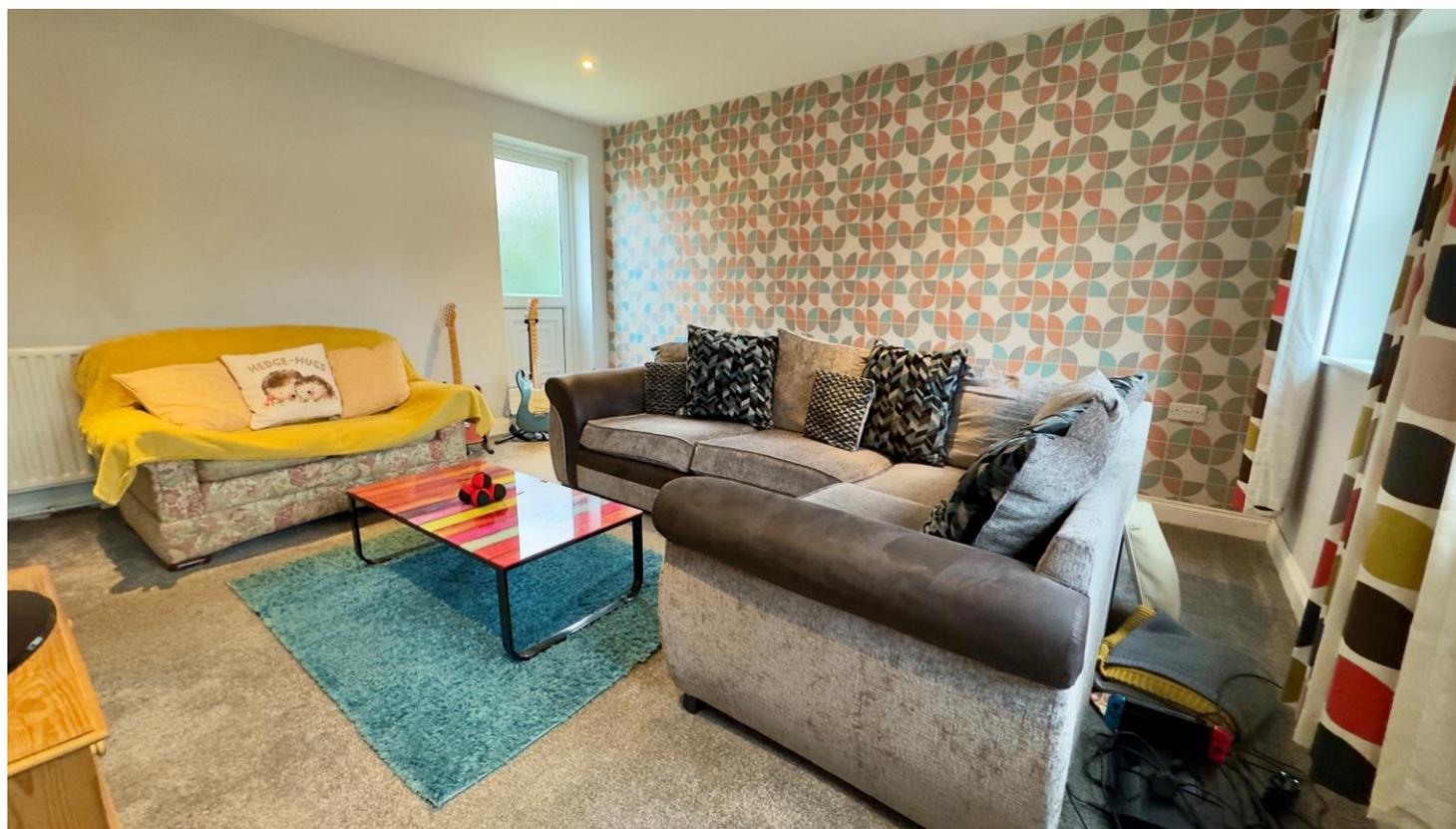
- Extended Semi-Detached House
- Two Good Sized Bedrooms
- 15'0" x 14'0" Family Room
- Lounge
- Kitchen & Bathroom
- 16'0" Conservatory
- Large Corner Plot Garden
- Cul-De-Sac Position

Rusland Close, Lincoln, LN2 4UJ
Offers Over £200,000





Situated in this cul-de-sac location at the north end of Lincoln, within easy reach of local shopping facilities and the A46 bypass. Starkey&Brown are delighted to offer for sale this spacious and extended semi-detached house. Accommodation comprises two good-sized bedrooms and a bathroom on the first floor. Whilst downstairs boasts a lounge, a 15'0" x 14'0" family room, a spacious kitchen, and a 16'0" conservatory. Additional benefits include extensive uPVC double-glazing and a gas central heating system. Outside the property has a gravelled driveway with off-street parking for two cars. A larger than average south-west facing rear garden which is mainly laid to lawn. To truly appreciate this property, its size, and its condition, an internal inspection is highly recommended. Council tax band: A. Freehold.



Front door into:

Enclosed Entrance Porchway

Further door to:

Lounge

13' 10" x 11' 4" (4.21m x 3.45m)

Wood laminate flooring, a uPVC window to the front aspect, stairs rising to the first floor with an understairs storage cupboard and a radiator.

Kitchen

13' 10" x 8' 9" (4.21m x 2.66m)

Range of fitted wall and base units with ample worktop space, one and a half sink with a single drainer unit, plumbing for a washing machine, concealed central heating boiler, and tiled flooring. Open space leading through to:

Conservatory

16' 1" x 11' 6" (4.90m x 3.50m)

Brick-built base, laminate wood flooring, uPVC windows, uPVC French door to the rear garden, light and power.

Family Room

15' 0" x 14' 0" (4.57m x 4.26m)

Having uPVC windows to the front aspect and a double radiator.

First Floor Landing

Bedroom 1

10' 8" x 9' 7" (3.25m x 2.92m)

Having a uPVC window to the front aspect, a single radiator, and built-in wardrobes.

Bedroom 2

10' 7" x 7' 7" (3.22m x 2.31m)

Having a uPVC window and a single radiator.

Bathroom

Three-piece suite comprising a panelled bath with mains-fed shower over, a wash hand basin, a low-level flush WC, fully tiled walls and flooring, stainless steel heated towel rail, and a uPVC frosted window.

Outside Front

Gravelled driveway with off-street parking for two cars.

Outside Rear

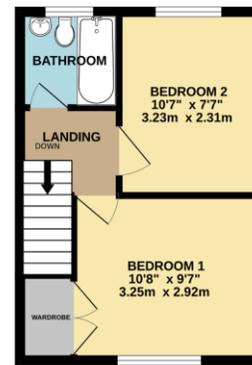
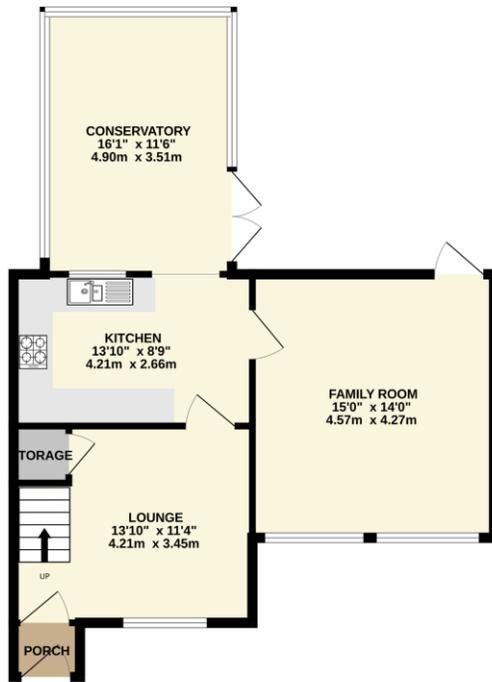
Predominantly south-west facing, mainly laid lawn with a variety of flowers, plants, and shrubs.





GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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